

Rivers Edge II

Community Development District

Adopted Budget
FY 2027

Presented by:



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Rivers Edge II
Community Development District
Adopted Budget
General Fund

Description	Adopted Budget FY 2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Adopted Budget FY 2027
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REVENUES:

Special Assessments - Tax Roll	\$ 1,266,432	\$ 1,638,694	\$ -	\$ 1,638,627	\$ 2,133,582
Special Assessments - Direct Bill	185,789	37,998	-	37,998	44,246
Administrative Assessments on Unplatted Land	60,606	-	-	-	-
Developer Contributions	996,043	-	768,065	768,065	550,026
Cost Share Amenity Rivers Edge III	-	-	-	-	44,524
Café Gross Sales	554,106	809,470	498,812	1,308,282	813,897
Miscellaneous Income	1,500	1,838	500	2,338	1,500
Special Events	3,500	-	250	250	1,750
Interest	5,000	14,339	1,000	15,339	5,000

TOTAL REVENUES	\$ 3,072,977	\$ 2,502,339	\$ 1,268,627	\$ 3,770,899	\$ 3,594,525
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EXPENDITURES:

Administrative

Supervisor Fees	\$ 4,800	\$ 3,000	\$ 1,500	\$ 4,500	\$ 9,600
FICA Taxes	367	230	115	344	734
District Engineering	15,000	15,064	10,000	25,064	25,000
District Counsel	35,000	22,350	12,650	35,000	40,000
District Management	41,292	30,969	10,323	41,292	43,700
Assessment Roll Administration	5,899	5,899	-	5,899	6,250
Dissemination Agent	5,899	4,824	1,075	5,899	6,700
Information Technology	2,124	1,593	531	2,124	2,250
Website Administration	1,416	1,062	354	1,416	1,500
Annual Audit	5,500	6,600	-	6,600	6,700
Trustee Fees	11,000	10,796	204	11,000	11,000
Arbitrage Rebate	1,200	2,250	600	2,850	1,500
Telephone	200	38	162	200	200
Postage & Delivery	1,000	793	207	1,000	1,000
Printing & Binding	250	299	50	349	250
Insurance General Liability	8,713	8,210	-	8,210	9,031
Legal Advertising	3,500	535	2,965	3,500	3,500
Other Current Charges	1,750	990	760	1,750	1,750
Office Supplies	150	7	143	150	150
Dues, Licenses & Subscriptions	175	175	-	175	175

TOTAL ADMINISTRATIVE	\$ 145,235	\$ 115,683	\$ 41,639	\$ 157,322	\$ 170,990
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Operations & Maintenance

Grounds Maintenance

Cost Share Landscaping - Rivers Edge	\$ 313,604	\$ 235,203	\$ 78,401	\$ 313,604	\$ 405,372
Cost Share Landscaping - Rivers Edge III	186,679	140,009	46,670	186,679	74,126
Field Operations Management (Vesta)	41,230	30,922	10,307	41,230	43,294
Landscape Maintenance	429,489	321,597	107,893	429,489	468,143
Lake Maintenance	28,000	29,402	7,800	37,202	37,936
Landscape Contingency	80,000	144,579	25,000	169,579	100,000
Irrigation Repairs and Replacement	40,000	16,005	17,000	33,005	40,000
Irrigation Water Use	70,000	44,599	24,000	68,599	45,000
Streetlighting	28,000	16,207	14,000	30,207	26,815

TOTAL GROUNDS MAINTENANCE	\$ 1,217,002	\$ 978,523	\$ 331,071	\$ 1,309,594	\$ 1,240,686
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Rivers Edge II
Community Development District
Adopted Budget
General Fund

Description	Adopted Budget FY 2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Adopted Budget FY 2027
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Amenity Center - River Club

Cost Share Amenity - Rivers Edge	\$ 2,365	\$ 1,774	\$ 592	\$ 2,365	\$ -
General Manager (Vesta)	48,911	37,981	10,930	48,911	51,354
Amenity Manager (Vesta)	56,504	42,378	14,126	56,504	59,579
Maintenance Service (Vesta)	109,264	81,948	27,316	109,264	115,761
Lifestyle Director (Vesta)	45,426	34,070	11,357	45,426	47,792
Guest Services (Vesta)	97,381	73,036	24,345	97,381	104,154
Security Monitoring	5,000	720	4,280	5,000	5,000
Cable	14,040	9,128	6,169	15,297	12,709
Insurance	79,689	72,785	-	72,785	69,146
Pool Chemicals (Poolsure)	15,000	10,733	4,267	15,000	16,500
Janitorial Services (Vesta)	34,833	26,125	8,708	34,833	36,904
Access Cards	3,500	-	3,500	3,500	3,500
Window Cleaning	1,000	-	1,000	1,000	1,000
Pressure Washing	2,500	650	1,850	2,500	2,500
Natural Gas	5,000	4,460	540	5,000	5,400
Electric	29,950	19,052	10,897	29,950	30,000
Water & Sewer	18,395	12,525	5,870	18,395	19,383
Repair and Replacements	90,000	56,494	33,506	90,000	90,000
Refuse	26,000	13,038	10,000	23,038	21,600
Pest Control	1,920	1,816	104	1,920	1,920
License & Permits	1,000	350	650	1,000	1,000
Other Current	500	-	500	500	500
Special Events	30,000	23,795	6,206	30,000	30,000
Holiday Decorations	35,000	4,200	30,800	35,000	35,000
Office Supplies & Postage	750	-	750	750	750
Contingency	2,706	-	2,706	2,706	7,500

TOTAL AMENITY CENTER - RIVER CLUB	\$ 756,634	\$ 527,058	\$ 220,968	\$ 748,025	\$ 768,951
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Café Operations

Café-Cost of Goods Sold	\$ 256,008	\$ 297,468	\$ 185,000	\$ 482,468	\$ 325,000
Café-Labor	258,058	357,017	180,000	537,017	440,000
Café-Bank Fees	24,215	31,213	9,000	40,213	33,000
Other Expenses related to Café Operations	2,729	930	1,799	2,729	2,800
Café Management	13,097	79,432	14,100	93,532	13,097

TOTAL CAFÉ OPERATIONS	\$ 554,106	\$ 766,059	\$ 389,899	\$ 1,155,958	\$ 813,897
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Reserves

General Reserves	\$ 400,000	\$ -	\$ 400,000	\$ 400,000	\$ 600,000
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TOTAL RESERVES	\$ 400,000	\$ -	\$ 400,000	\$ 400,000	\$ 600,000
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TOTAL EXPENDITURES	\$ 3,072,977	\$ 2,387,323	\$ 1,383,576	\$ 3,770,899	\$ 3,594,525
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EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 115,016	\$ (114,948)	\$ -	\$ -
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Rivers Edge II
Community Development District
Budget Narrative
Fiscal Year 2027

REVENUES

Special Assessments - Tax Roll

The District will levy a non ad-valorem special assessment on all taxable property within the District to fund a portion of the General Operating Expenditures for the fiscal year. These are collected on the St. Johns County Tax Roll for platted lands. Unplatted lands are direct billed to the landowner.

Special Assessments - Direct Bill

The District will levy non ad-valorem special assessments on unplatted lands within the District, allocated based on the percentage of such undeveloped units planned relative to the budgeted General Administrative costs of the District.

Developer Contributions

The District will enter into a Funding Agreement with the Developer to fund the General Fund expenditures for the Fiscal Year.

Cost Share Amenity Rivers Edge III

Mattamy Rivertown LLC and Rivers Edge CDD III have an agreement to share a portion of the maintenance costs for amenities. The cost share is based on future development and estimated costs.

Café Gross Sales

Gross sales revenue from Café operations.

Miscellaneous Income

Income received from access cards, rental fees, miscellaneous deposits, insurance claims, and the recreational program revenue.

Interest

The District's funds are invested with the State Board of Administration and in a U.S. Bank money market fund, earning interest based on the estimated balance held throughout the year.

Special Events

Income received from residents for rental of clubroom or patio and special events deposits.

Expenditures - Administrative

Supervisors Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting they attend.

FICA Taxes

Payroll taxes on Board of Supervisors' compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisors' payroll expenditures.

District Engineering

The District's engineer, Prime AE Group, Inc., will provide general engineering services to the District, i.e., attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

District Counsel

The District's Attorney, Kilinski Van Wyk, PLLC, will provide general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed by the Board of Supervisors and the District Manager.

District Management

The District receives Management, Accounting, and Administrative services as part of a Management Agreement with Governmental Management Services, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Assessment Roll Administration

GMS, LLC provides assessment services for closing lot sales, assessment roll services with the local Tax Collector, and financial advisory services.

Dissemination Agent

The District is required by the Securities and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

<u>Vendor</u>	<u>Description</u>	<u>Monthly</u>	<u>Annual</u>
GMS	Dissemination Agent	\$ 492	\$ 5,900
Disclosure Services	Revised Amortization Schedules		800
	Total		\$ 6,700

Information Technology

Costs related to the District's information systems, including video conferencing, cloud storage and servers, security, and accounting software.

Website Administration

Costs of monitoring and maintaining the District's website in accordance with Chapter 189, Florida Statutes, including site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, and website backups.

Annual Audit

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The District has contracted with Grau & Associates to conduct this annual audit, with the budgeted amount representing the estimated cost.

Trustee Fees

The District bonds will be held and administered by a Trustee. This represents the trustee annual fee.

Arbitrage Rebate

The District is required to have an annual arbitrage rebate calculation performed on its Series 2020 and 2021 Special Assessment Improvement Revenue Bonds. Grau and Associates calculates the rebate for Series 2020, and American Municipal Tax-Exempt Compliance Corp. (AMTEC) serves as the District's tax compliance agent for Series 2021. Each firm calculates the rebate liability and submits a report to the District.

Rivers Edge II
Community Development District
Budget Narrative
Fiscal Year 2027

Expenditures - Administrative (continued)

Telephone

Internet and Wi-Fi service for the office.

Postage and Delivery

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Insurance General Liability

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon estimated premiums.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Other Current Charges

This includes monthly bank charges, BOS email annual subscriptions, and any other miscellaneous expenses incurred during the year.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175.

Expenditures - Grounds Maintenance

Cost Share Landscaping - Rivers Edge

Shared costs with Rivers Edge CDD for landscaping. Cost share is based on future development and estimated costs.

Cost Share Landscaping - Rivers Edge III

Shared costs with Rivers Edge CDD for landscaping. Cost share is based on future development and estimated costs.

Field Operations Management

The District has contracted with Vesta Property Services, Inc. to provide field operations management to oversee the day-to-day operations of all the District's assets, common grounds, and service providers.

Vendor	Description	Monthly		Annual	
Vesta	Field OP Management	\$	3,608	\$	43,294

Landscape Maintenance

The District contracted with Yellowstone to maintain the common areas of the District and Amenity Center.

Vendor	Description	Monthly		Annual	
Yellowstone	Landscape Maintenance	\$	39,012	\$	468,143

Lake Maintenance

The District receives lake maintenance services from Solitude Lake Management LLC.

Vendor	Description	Monthly		Annual	
Solitude Lake Management	Lake Maintenance	\$	2,569	\$	30,833
Solitude Lake Management	Fountain Maintenance				2,103
	Contingency				5,000
	Total			\$	37,936

Landscape Contingency

A provision for additional landscape features or for repair of existing landscaping.

Irrigation Repair & Replacement

The cost of miscellaneous irrigation repairs and maintenance incurred.

Rivers Edge II
Community Development District
Budget Narrative
Fiscal Year 2027

Expenditures – Grounds Maintenance (continued)

Irrigation Water Use

Water and re-use water needed for irrigation and maintenance of the common grounds provided by JEA.

Location	Meter	Monthly	Annual
114 Mistflower Dr	94647734	110	1,320
41 Keystone Corners BV	86131615	1,313	15,752
233 Shinnecock Drive	514064548	177	2,129
98 Shinnecock Drive	87743236	972	11,664
380 SHINNECOCK DR APT IR01	41263874	92	1,099
29 Mistflower Drive	89241080	32	385
907 Keystone Corners BV Apt IR01	98557860	119	1,427
627 Keystone Corners BV APT IR01	86131621	212	2,547
245 CRAFTON CR APT IR01	514064545	10	116
Contingency			8,561
Total		\$ 3,037	\$ 45,000

Streetlighting

Estimated costs for electric billed to the District by FPL.

Location	Meter	Monthly	Annual
156 Riverglade Run	9420049059	\$ 36	\$ 431
154 Riverglade Run	6707560121	31	372
53 Mistflower Dr #FNTN	4743506067	1,172	14,069
233 SHINNECOCK DR #IRR	0162048490	29	343
106 Keystone Corners Blvd #LTG	7652214334	84	1,011
27 Keystone Corners Blvd #ENTRY	9019709360	466	5,590
Contingency			5,000
Total		\$ 1,818	\$ 26,815

Expenditures – Amenity Center - River Club

General Manager

The District has contracted with Vesta Property Services, Inc. to provide general amenity management, facility administration, and special event coordination at the Amenity Center.

Vendor	Description	Monthly	Annual
Vesta	General Manager	\$ 4,280	\$ 51,354

Amenity Manager

The District has contracted with Vesta Property Services to provide management services for the Amenity Center.

Maintenance Services

The District has contracted with Vesta Property Services, Inc. to provide maintenance and repairs necessary for the upkeep of the Amenity Center and common grounds area.

Vendor	Description	Monthly	Annual
Vesta	Maintenance Services	\$ 9,647	\$ 115,761

Lifestyle Director

The District has contracted with Vesta Property Services, Inc. to provide planning, implementation, and supervision of the day-to-day social and recreational group activities and entertainment for the residents living at the community.

Guest Services

The District has contracted with Vesta to provide community facility staff for the Amenity Center to greet patrons, provide facility tours, issue access cards, and enforce policies.

Security Monitoring

Maintenance costs of the security alarms/cameras.

Rivers Edge II
Community Development District
Budget Narrative
Fiscal Year 2027

Expenditures – Amenity Center - River Club (continued)

Cable

Represents the estimated cost of cable television services provided by Comcast Business for the Amenity Center and District Office.

Vendor	Description	Monthly	Annual
Comcast	Amenity Center	\$ 397	\$ 4,764
Comcast	Office	662	7,945
	Total		\$ 12,709

Insurance

The District's General Liability and Public Officials Liability Insurance policy is with Florida Insurance Alliance (FIA). The amount is based on estimated premiums for property insurance related to the Amenity Center and other District facilities.

Pool Chemicals

The District has contracted with Poolsure to provide chemicals for the Amenity Center swimming pools.

Vendor	Description	Monthly	Annual
Poolsure	Pool Chemicals	\$ 1,375	\$ 16,500

Janitorial Services

The District has contracted with Vesta Property Services, Inc. to provide janitorial cleaning for the Amenity Center.

Vendor	Description	Monthly	Annual
Vesta	Janitorial Services	\$ 3,075	\$ 36,904

Access Cards

Represents the estimated cost for access cards to the District's Amenity Center.

Window Cleaning

The District will have windows cleaned inside and outside three times a year.

Pressure Washing

Estimated costs to have the District Amenity Center pressure washed.

Natural Gas

The District is under contract with TECO Peoples Gas to provide service for the gas fireplace and gas grills.

Vendor	Description	Monthly	Annual
TECO	Propane Gas	\$ 450	\$ 5,400

Electric

Estimated costs for electric billed to the District by FPL.

Location	Meter	Monthly	Annual
160 Riverglade Run	5975385542	\$ 2,333	\$ 28,000
Contingency		-	2,000
	Total	\$ 2,333	\$ 30,000

Water & Sewer

Estimated costs for water and sewer for the amenity center billed to the District by JEA.

Location	Meter	Monthly	Annual
160 Riverglade Run-Swimming Pool	84087156	\$ 111	\$ 1,326
160 Riverglade Run-Sewer	84087139	552	6,625
160 Riverglade Run-Water	84087139	251	3,009
298 Riverglade Run	83547180	119	1,422
Contingency		-	7,000
	Total	\$ 1,032	\$ 19,383

Repairs and Replacements

Represents regular cleaning, supplies, and repairs and replacements for District's Amenity Center.

Refuse

Cost of garbage disposal services for the District's Amenity Center provided by Republic Services, including one 8-cubic-yard waste container with two pickups per week.

Vendor	Description	Monthly	Annual
Republic Services	Refuse	\$ 1,800	\$ 21,600

Rivers Edge II
Community Development District
Budget Narrative
Fiscal Year 2027

Expenditures – Amenity Center - River Club (continued)

Pest Control

The District is contracted with Turner's Pest Control to provide pest control services.

License & Permits

Represents license fees for the amenity center and permit fees paid to the Florida Department of Health in St. Johns County for the swimming pools.

Other Current

Represents the miscellaneous costs incurred by the District's Amenity Center.

Special Events

Represents estimated costs for the District to host special events for the community through the Fiscal Year.

Holiday Decorations

Represents estimated costs for the District to decorate the Amenity Center for the holidays.

Office Supplies & Postage

Costs of supplies and postage incurred for the operation of the Amenity Center.

Contingency

Estimated costs for future unexpected costs incurred by the District.

Expenditures – Café Operations

Cost of Goods Sold ("COGS")

Food and beverage costs along with supply incidentals.

Labor

Staffing costs for Vesta personnel for Café operations.

Bank Fees

Bank and credit card processing charges related to the Café sales.

Other Expenses related to Café Operations

Represents the miscellaneous costs incurred by the Café.

Café Management

Represents management services for the Café.

Expenditures – Reserves

General Reserves

Establishment of general reserves to fund future replacements of capital items.

Rivers Edge II
Community Development District
Adopted Budget
Debt Service Series 2020 Capital Improvement Revenue Bonds

Description	Adopted Budget FY 2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Adopted Budget FY 2027
REVENUES:					
Special Assessments - Tax Roll	\$ 462,928	\$ 458,436	\$ -	\$ 458,417	\$ 458,417
Interest Earnings	5,000	18,627	1,000	19,627	5,000
Carry Forward Surplus ⁽¹⁾	346,655	651,782	-	651,782	659,726
TOTAL REVENUES	\$ 814,583	\$ 1,128,845	\$ 1,000	\$ 1,129,826	\$ 1,123,143
EXPENDITURES:					
Interest - 11/1	\$ 160,111	\$ 160,111	\$ -	\$ 160,111	\$ 156,835
Principal Prepayment - 11/1	-	5,000	-	5,000	-
Interest - 5/1	160,111	159,989	-	159,989	156,835
Principal - 5/1	135,000	135,000	-	135,000	145,000
Principal Prepayment - 5/1	-	5,000	-	5,000	-
Principal Prepayment - 8/1	-	-	5,000	5,000	-
TOTAL EXPENDITURES	\$ 455,223	\$ 465,100	\$ 5,000	\$ 470,100	\$ 458,670
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 455,223	\$ 465,100	\$ 5,000	\$ 470,100	\$ 458,670
EXCESS REVENUES (EXPENDITURES)	\$ 359,361	\$ 663,745	\$ (4,000)	\$ 659,726	\$ 664,473

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27 \$ 153,718

Rivers Edge II
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2020 Capital Improvement Revenue Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/26	6,295,000			156,835.00	156,835.00
05/01/27	6,295,000	4.300%	145,000	156,835.00	
11/01/27	6,150,000			153,717.50	455,552.50
05/01/28	6,150,000	4.300%	150,000	153,717.50	
11/01/28	6,000,000			150,492.50	454,210.00
05/01/29	6,000,000	4.300%	155,000	150,492.50	
11/01/29	5,845,000			147,160.00	452,652.50
05/01/30	5,845,000	4.300%	160,000	147,160.00	
11/01/30	5,685,000			143,720.00	450,880.00
05/01/31	5,685,000	4.900%	170,000	143,720.00	
11/01/31	5,515,000			139,555.00	453,275.00
05/01/32	5,515,000	4.900%	180,000	139,555.00	
11/01/32	5,335,000			135,145.00	454,700.00
05/01/33	5,335,000	4.900%	185,000	135,145.00	
11/01/33	5,150,000			130,612.50	450,757.50
05/01/34	5,150,000	4.900%	195,000	130,612.50	
11/01/34	4,955,000			125,835.00	451,447.50
05/01/35	4,955,000	4.900%	205,000	125,835.00	
11/01/35	4,750,000			120,812.50	451,647.50
05/01/36	4,750,000	4.900%	215,000	120,812.50	
11/01/36	4,535,000			115,545.00	451,357.50
05/01/37	4,535,000	4.900%	230,000	115,545.00	
11/01/37	4,305,000			109,910.00	455,455.00
05/01/38	4,305,000	4.900%	240,000	109,910.00	
11/01/38	4,065,000			104,030.00	453,940.00
05/01/39	4,065,000	4.900%	250,000	104,030.00	
11/01/39	3,815,000			97,905.00	451,935.00
05/01/40	3,815,000	4.900%	265,000	97,905.00	
11/01/40	3,550,000			91,412.50	454,317.50
05/01/41	3,550,000	5.150%	280,000	91,412.50	
11/01/41	3,270,000			84,202.50	455,615.00
05/01/42	3,270,000	5.150%	295,000	84,202.50	
11/01/42	2,975,000			76,606.25	455,808.75
05/01/43	2,975,000	5.150%	310,000	76,606.25	
11/01/43	2,665,000			68,623.75	455,230.00
05/01/44	2,665,000	5.150%	325,000	68,623.75	
11/01/44	2,340,000			60,255.00	453,878.75
05/01/45	2,340,000	5.150%	340,000	60,255.00	
11/01/45	2,000,000			51,500.00	451,755.00
05/01/46	2,000,000	5.150%	360,000	51,500.00	
11/01/46	1,640,000			42,230.00	453,730.00
05/01/47	1,640,000	5.150%	380,000	42,230.00	
11/01/47	1,260,000			32,445.00	454,675.00
05/01/48	1,260,000	5.150%	400,000	32,445.00	
11/01/48	860,000			22,145.00	454,590.00
05/01/49	860,000	5.150%	420,000	22,145.00	
11/01/49	440,000			11,330.00	453,475.00
05/01/50	440,000	5.150%	440,000	11,330.00	
11/01/50					451,330.00
Total			\$ 6,295,000	\$ 4,744,050	\$ 11,039,050

Rivers Edge II
Community Development District
Adopted Budget
Debt Service Series 2021 Capital Improvement Revenue Bonds

Description	Adopted Budget FY 2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Adopted Budget FY 2027
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REVENUES:

Special Assessments -Tax Roll	\$ 305,887	\$ 470,621	\$ -	\$ 470,602	\$ 470,602
Special Assessments - Direct	245,810	24,467	-	24,467	24,467
Special Assessments - Prepayment	-	761,474	-	761,474	-
Interest Income	5,000	21,948	1,000	22,948	5,000
Carry Forward Surplus ⁽¹⁾	282,848	259,218	-	259,218	267,498

TOTAL REVENUES	\$ 839,546	\$ 1,537,729	\$ 1,000	\$ 1,538,709	\$ 767,567
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EXPENDITURES:

Interest - 11/1	\$ 149,075	\$ 149,075	\$ -	\$ 149,075	\$ 132,313
Principal Prepayment - 11/1	-	5,000	-	5,000	-
Principal Prepayment - 2/1	-	750,000	-	750,000	-
Interest - 2/1	-	6,839	-	6,839	-
Interest - 5/1	149,075	135,298	-	135,298	132,313
Principal - 5/1	200,000	180,000	-	180,000	185,000
Principal Prepayment - 5/1	-	25,000	-	25,000	-
Principal Prepayment - 8/1	-	-	20,000	20,000	-

TOTAL EXPENDITURES	\$ 498,150	\$ 1,251,211	\$ 20,000	\$ 1,271,211	\$ 449,625
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Other Sources/(Uses)

Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
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TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
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TOTAL EXPENDITURES	\$ 498,150	\$ 1,251,211	\$ 20,000	\$ 1,271,211	\$ 449,625
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EXCESS REVENUES (EXPENDITURES)	\$ 341,396	\$ 286,517	\$ (19,000)	\$ 267,498	\$ 317,942
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⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27

\$ 129,538

Rivers Edge II
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2021 Capital Improvement Revenue Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/26	7,175,000			132,312.50	132,312.50
05/01/27	7,175,000	3.000%	185,000	132,312.50	
11/01/27	6,990,000			129,537.50	446,850.00
05/01/28	6,990,000	3.000%	190,000	129,537.50	
11/01/28	6,800,000			126,687.50	446,225.00
05/01/29	6,800,000	3.000%	195,000	126,687.50	
11/01/29	6,605,000			123,762.50	445,450.00
05/01/30	6,605,000	3.000%	200,000	123,762.50	
11/01/30	6,405,000			120,762.50	444,525.00
05/01/31	6,405,000	3.000%	205,000	120,762.50	
11/01/31	6,200,000			117,687.50	443,450.00
05/01/32	6,200,000	3.500%	215,000	117,687.50	
11/01/32	5,985,000			113,925.00	446,612.50
05/01/33	5,985,000	3.500%	220,000	113,925.00	
11/01/33	5,765,000			110,075.00	444,000.00
05/01/34	5,765,000	3.500%	230,000	110,075.00	
11/01/34	5,535,000			106,050.00	446,125.00
05/01/35	5,535,000	3.500%	240,000	106,050.00	
11/01/35	5,295,000			101,850.00	447,900.00
05/01/36	5,295,000	3.500%	245,000	101,850.00	
11/01/36	5,050,000			97,562.50	444,412.50
05/01/37	5,050,000	3.500%	255,000	97,562.50	
11/01/37	4,795,000			93,100.00	445,662.50
05/01/38	4,795,000	3.500%	265,000	93,100.00	
11/01/38	4,530,000			88,462.50	446,562.50
05/01/39	4,530,000	3.500%	275,000	88,462.50	
11/01/39	4,255,000			83,650.00	447,112.50
05/01/40	4,255,000	3.500%	285,000	83,650.00	
11/01/40	3,970,000			78,662.50	447,312.50
05/01/41	3,970,000	3.500%	295,000	78,662.50	
11/01/41	3,675,000			73,500.00	447,162.50
05/01/42	3,675,000	4.000%	305,000	73,500.00	
11/01/42	3,370,000			67,400.00	445,900.00
05/01/43	3,370,000	4.000%	315,000	67,400.00	
11/01/43	3,055,000			61,100.00	443,500.00
05/01/44	3,055,000	4.000%	330,000	61,100.00	
11/01/44	2,725,000			54,500.00	445,600.00
05/01/45	2,725,000	4.000%	345,000	54,500.00	
11/01/45	2,380,000			47,600.00	447,100.00
05/01/46	2,380,000	4.000%	360,000	47,600.00	
11/01/46	2,020,000			40,400.00	448,000.00
05/01/47	2,020,000	4.000%	370,000	40,400.00	
11/01/47	1,650,000			33,000.00	443,400.00
05/01/48	1,650,000	4.000%	390,000	33,000.00	
11/01/48	1,260,000			25,200.00	448,200.00
05/01/49	1,260,000	4.000%	405,000	25,200.00	
11/01/49	855,000			17,100.00	447,300.00
05/01/50	855,000	4.000%	420,000	17,100.00	
11/01/50	435,000			8,700.00	445,800.00
05/01/51	435,000	4.000%	435,000	8,700.00	
11/01/51					443,700.00
Total			\$7,175,000	\$4,105,175	\$11,280,175

Rivers Edge II
Community Development District
Adopted Budget
Debt Service Series 2026 Capital Improvement Revenue Bonds

Description	Adopted Budget FY 2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Adopted Budget FY 2027
REVENUES:					
Special Assessment	\$ -	\$ -	\$ -	\$ -	\$ 331,703
Bond Proceeds	-	284,509	-	284,509	-
Interest Income	-	463	80	543	1,000
Carry Forward Surplus ⁽¹⁾	-	-	-	-	285,052
TOTAL REVENUES	\$ -	\$ 284,972	\$ 80	\$ 285,052	\$ 617,754
EXPENDITURES:					
Interest - 11/1	\$ -	\$ -	\$ -	\$ -	\$ 118,670
Interest - 5/1	-	-	-	-	128,679
Principal - 5/1	-	-	-	-	75,000
TOTAL EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ 322,349
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ 322,349
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 284,972	\$ 80	\$ 285,052	\$ 295,405
⁽¹⁾ Carry Forward is Net of Reserve Requirement					Interest Due 11/1/27
					<u>\$ 127,179</u>

Rivers Edge II
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2026 Capital Improvement Revenue Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/26	4,840,000			118,670.40	118,670.40
05/01/27	4,840,000	4.000%	75,000.00	128,678.75	
11/01/27	4,765,000			127,178.75	330,857.50
05/01/28	4,765,000	4.000%	75,000.00	127,178.75	
11/01/28	4,690,000			125,678.75	327,857.50
05/01/29	4,690,000	4.000%	80,000.00	125,678.75	
11/01/29	4,610,000			124,078.75	329,757.50
05/01/30	4,610,000	4.000%	85,000.00	124,078.75	
11/01/30	4,525,000			122,378.75	331,457.50
05/01/31	4,525,000	4.000%	85,000.00	122,378.75	
11/01/31	4,440,000			120,678.75	328,057.50
05/01/32	4,440,000	4.350%	90,000.00	120,678.75	
11/01/32	4,350,000			118,721.25	329,400.00
05/01/33	4,350,000	4.350%	95,000.00	118,721.25	
11/01/33	4,255,000			116,655.00	330,376.25
05/01/34	4,255,000	4.350%	100,000.00	116,655.00	
11/01/34	4,155,000			114,480.00	331,135.00
05/01/35	4,155,000	4.350%	105,000.00	114,480.00	
11/01/35	4,050,000			112,196.25	331,676.25
05/01/36	4,050,000	4.350%	105,000.00	112,196.25	
11/01/36	3,945,000			109,912.50	327,108.75
05/01/37	3,945,000	5.350%	110,000.00	109,912.50	
11/01/37	3,835,000			106,970.00	326,882.50
05/01/38	3,835,000	5.350%	120,000.00	106,970.00	
11/01/38	3,715,000			103,760.00	330,730.00
05/01/39	3,715,000	5.350%	125,000.00	103,760.00	
11/01/39	3,590,000			100,416.25	329,176.25
05/01/40	3,590,000	5.350%	130,000.00	100,416.25	
11/01/40	3,460,000			96,938.75	327,355.00
05/01/41	3,460,000	5.350%	140,000.00	96,938.75	
11/01/41	3,320,000			93,193.75	330,132.50
05/01/42	3,320,000	5.350%	145,000.00	93,193.75	
11/01/42	3,175,000			89,315.00	327,508.75
05/01/43	3,175,000	5.350%	155,000.00	89,315.00	
11/01/43	3,020,000			85,168.75	329,483.75
05/01/44	3,020,000	5.350%	165,000.00	85,168.75	
11/01/44	2,855,000			80,755.00	330,923.75
05/01/45	2,855,000	5.350%	170,000.00	80,755.00	
11/01/45	2,685,000			76,207.50	326,962.50
05/01/46	2,685,000	5.350%	180,000.00	76,207.50	
11/01/46	2,505,000			71,392.50	327,600.00
05/01/47	2,505,000	5.700%	190,000.00	71,392.50	
11/01/47	2,315,000			65,977.50	327,370.00
05/01/48	2,315,000	5.700%	205,000.00	65,977.50	
11/01/48	2,110,000			60,135.00	331,112.50
05/01/49	2,110,000	5.700%	215,000.00	60,135.00	
11/01/49	1,895,000			54,007.50	329,142.50
05/01/50	1,895,000	5.700%	225,000.00	54,007.50	
11/01/50	1,670,000			47,595.00	326,602.50
05/01/51	1,670,000	5.700%	240,000.00	47,595.00	
11/01/51	1,430,000			40,755.00	328,350.00
05/01/52	1,430,000	5.700%	255,000.00	40,755.00	
11/01/52	1,175,000			33,487.50	329,242.50
05/01/53	1,175,000	5.700%	270,000.00	33,487.50	
11/01/53	905,000			25,792.50	329,280.00
05/01/54	905,000	5.700%	285,000.00	25,792.50	
11/01/54	620,000			17,670.00	328,462.50
05/01/55	620,000	5.700%	300,000.00	17,670.00	
11/01/55	320,000			9,120.00	326,790.00
05/01/56	320,000	5.700%	320,000.00	9,120.00	
11/01/56	-				329,120.00
Total			\$ 4,840,000	5,148,581.65	9,988,581.65

Rivers Edge II
Community Development District
Adopted Budget
Capital Reserve Fund

Description	Adopted Budget FY 2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Adopted Budget FY 2027
REVENUES:					
Interest Income	\$ 1,000	\$ 1,730	\$ 250	\$ 1,980	\$ 1,000
Capital Reserve Funding - Transfer In	400,000	-	400,000	400,000	600,000
Carry Forward Balance	130,665	161,190	-	161,190	228,569
TOTAL REVENUES	\$ 531,665	\$ 162,920	\$ 400,250	\$ 563,170	\$ 829,569

EXPENDITURES:					
Repair and Replacements	\$ 50,000	\$ 69,466	\$ 50,000	\$ 119,466	\$ 50,000
RiverHouse Access Control System (C/S)	4,422	6,102	-	6,102	18,951
RiverHouse Painting (C/S)	26,733	14,590	14,590	29,180	-
RiverHouse Furniture (C/S)	23,584	-	23,584	23,584	-
RiverHouse A/C Unit Replacement (C/S)	32,428	-	32,428	32,428	-
RiverHouse Tennis Court Fencing (C/S)	23,584	-	23,584	23,584	-
RiverHouse Pool Pump Sand Filtration (C/S)	36,850	-	36,850	36,850	-
Permanent Holiday Lighting (C/S)	22,995	-	22,995	22,995	-
Playground Equipment (C/S)	5,896	-	5,896	5,896	-
Pocket Parks Equipment Repair/Replacement (C/S)	13,075	-	13,075	13,075	12,541
Maintenance Golf Cart (C/S)	2,948	-	2,948	2,948	-
Maintenance Work Truck (C/S)	19,162	18,493	-	18,493	-
RiverHouse Patio Furniture (C/S)	-	-	-	-	8,361
RiverTown Blvd. Asphalt Resurfacing (C/S)	-	-	-	-	34,836
NorthLake Park Renovation (C/S)	-	-	-	-	16,721
RiverTown Blvd. Fencing Replacement (C/S)	-	-	-	-	25,082
RiverFront Park Parking Lot (C/S)	-	-	-	-	22,295
RiverTown Entrance Pump/Filtration (C/S)	-	-	-	-	27,869
Tennis Court Resurfacing (C/S)	-	-	-	-	6,131
RiverClub Expansion Joint (C/S)	-	-	-	-	13,935
TOTAL EXPENDITURES	\$ 261,677	\$ 108,651	\$ 225,950	\$ 334,601	\$ 236,722

Other Sources/(Uses)

Transfer in/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 261,677	\$ 108,651	\$ 225,950	\$ 334,601	\$ 236,722
EXCESS REVENUES (EXPENDITURES)	\$ 269,988	\$ 54,269	\$ 174,300	\$ 228,569	\$ 592,847

Capital Reserve Study

Description	FY 2027 - Reserve Study	FY 2027 - Budget	Variance
Reserves Beginning of Year	\$ 184,372	\$ 228,569	
Contributions	132,816	600,000	
Interest Income	9,330	1,000	
Expenditures	6,180	(236,722)	
Anticipated Balance	\$ 332,698	\$ 592,847	\$ 260,149

Rivers Edge II
Community Development District
Non-Ad Valorem Assessments Comparison
2026-2027

Neighborhood	O&M Units	Annual Maintenance Assessments			
		FY 2027	FY 2026	Increase/ (decrease)	
Townhomes	314	\$1,430.40	\$1,172.46	\$257.94	22%
Single Family - 30'-39' Lot	146	\$1,571.31	\$1,287.97	\$283.34	22%
Single Family - 40'-49' Lot	360	\$1,845.70	\$1,512.86	\$332.84	22%
Single Family - 50'-59' Lot	261	\$2,169.93	\$1,778.63	\$391.30	22%
Single Family - 60'-69' Lot	0	\$0.00	\$0.00	\$0.00	-
Single Family - 70'-79' Lot	65	\$2,993.00	\$2,453.28	\$539.72	22%
Single Family - 80' Lot	50	\$3,317.24	\$2,719.04	\$598.20	22%
Total	1196				